



# ENERGY STAR® Application for Certification

# 76

**ENERGY STAR®  
Score<sup>1</sup>**

## 60 State Street

**Registry Name:** 60 State Street  
**Property Type:** Office  
**Gross Floor Area (ft²):** 958,470  
**Built:** 1978

**For Year Ending:** 01/31/2016<sup>2</sup>  
**Date Application Becomes Ineligible:** 05/30/2016

1. The ENERGY STAR Score is based on total source energy. A score of 75 is the minimum to be eligible for the ENERGY STAR.  
 2. Applications must be submitted to EPA within 120 days of the Year Ending Date. The award is not final until approval is received from EPA.



Please use the [Licensed Professional's Guide to the ENERGY STAR® for Commercial Buildings](http://www.energystar.gov/lpguide) for reference in completing this checklist  
 (<http://www.energystar.gov/lpguide>).

## Property & Contact Information

### Property Address

60 State Street  
 60 State Street  
 Boston, Massachusetts 02109

**Property ID:** 1126811

**Boston Energy Reporting ID:**  
 0303685000

### Property Owner

MA-60 State Associates, LLC  
 C/O Oxford I Asset Management  
 60 State Street, Suite 1501  
 Boston, MA 02109  
 ( ) -

### Primary Contact

Becky Escobar  
 103 Historic Town Square  
 Lancaster, TX 75146  
 972-814-8592  
[becky.escobar@ems.schneider-electric.com](mailto:becky.escobar@ems.schneider-electric.com)

## 1. Review of Whole Property Characteristics

### Basic Property Information

#### 1) Property Name for Registry: 60 State Street

Is this the official name to be displayed in the [Registry of ENERGY STAR Certified Buildings and Plants](#)?

☒ Yes ☐ No

If "No", please specify: \_\_\_\_\_

#### 2) Property Type: Office

Is this an accurate description of the primary use of this property?

☒ Yes ☐ No

**3) Location:**

60 State Street  
Boston, Massachusetts 02109

☒ Yes ☐ No

Is this correct and complete?

**4) Gross Floor Area: 958,470 ft<sup>2</sup>**

Does this represent the entire property? (i.e., no part of the building/property was excluded/subtracted from the total) If "no" please specify what space has been excluded.

☒ Yes ☐ No

**5) Average Occupancy: (b) (4)**

Is this occupancy accurate for the entire 12 month period being assessed?

☒ Yes ☐ No

**6) Number of Buildings: 1**

Does this number accurately represent all structures?

☒ Yes ☐ No

**Notes:** Two changes were made to gross square footage:  
1) Previous GSF was net rentable. Building was professionally re-measured and 63,102 SF were added.  
2) SF was reduced by area of two ground floor restaurants whose operations are very different from main building. Restaurant SF of 14,026 and related energy were removed from metrics.

### Indoor Environmental Standards

**1) Ventilation for Acceptable Indoor Air Quality**

Does this property meet the ASHRAE Standard 62 for ventilation for acceptable indoor air quality?

☒ Yes ☐ No

**2) Acceptable Thermal Environmental Conditions**

Does this property meet the ASHRAE Standard 55 for thermal comfort?

☒ Yes ☐ No

**3) Adequate Illumination**

Does this property adhere to the IESNA Lighting Handbook for lighting quality?

☒ Yes ☐ No

**Notes:**

Indoor air standards were met according to readings and measurements at site visit.

## 2. Review of Property Use Details

**Office: Office - Standard**

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Gross Floor Area:** 316,673

Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

★ 2) **Weekly Operating Hours:** (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the property is occupied only by maintenance, security, or other support personnel. The Weekly Operating Hours is not the same as the hours during which the HVAC equipment is run, but rather should be based on the hours during which your property is actually occupied by the majority of the tenants. It is possible that these hours may correspond to hours specified within a lease, during which the owner is required to provide the leasee with conditioned space. However, this number should never include additional HVAC startup or shutdown time. For properties with a schedule that varies during the year, Weekly Operating Hours refers to the schedule most often followed.

☒ Yes ☐ No

★ 3) **Number of Workers on Main Shift:** (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) **Number of Computers:** (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) **Percent That Can Be Heated:** (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) **Percent That Can Be Cooled:** (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

**Parking: Parking Garage**

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Open Parking Lot Size: 0 ft<sup>2</sup>**

Is this the total area that is lit and used for parking vehicles? Open Parking Lot Size refers specifically to open area, which may include small shading covers but does not include any full structures with roofs. Parking lot size may include the area of parking spots, lanes, and driveways.

☒ Yes ☐ No
★ 2) **Partially Enclosed Parking Garage Size: 0 ft<sup>2</sup>**

Is this the total area of parking structures that are partially enclosed? This includes parking garages where each level is covered at the top, but the walls are partially or fully open.

☒ Yes ☐ No
★ 3) **Completely Enclosed Parking Garage Size: 75,645 ft<sup>2</sup>**

Is this the total area of parking structures that are completely enclosed on all four sides and have a roof? This includes underground parking or fully enclosed parking on the first few stories of a building.

☒ Yes ☐ No
★ 4) **Supplemental Heating: 100% Yes**

Does the parking garage have a heating system to pre-heat ventilation air and/or maintain a minimum temperature during winter months?

☒ Yes ☐ No

Notes:

Office: (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Gross Floor Area: 224,581**

Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s)

☒ Yes ☐ No

such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the property is occupied only by maintenance, security, or other support personnel. The Weekly Operating Hours is not the same as the hours during which the HVAC equipment is run, but rather should be based on the hours during which your property is actually occupied by the majority of the tenants. It is possible that these hours may correspond to hours specified within a lease, during which the owner is required to provide the leasee with conditioned space. However, this number should never include additional HVAC startup or shutdown time. For properties with a schedule that varies during the year, Weekly Operating Hours refers to the schedule most often followed.

☒ Yes ☐ No

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

(b) (4)

Financial Office: (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Gross Floor Area:** 10,388

Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

★ 2) **Weekly Operating Hours:** (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the property is occupied only by maintenance, security, or other support personnel. The Weekly Operating Hours is not the same as the hours during which the HVAC equipment is run, but rather should be based on the hours during which your property is actually occupied by the majority of the tenants. It is possible that these hours may correspond to hours specified within a lease, during which the owner is required to provide the leasee with conditioned space. However, this number should never include additional HVAC startup or shutdown time. For properties with a schedule that varies during the year, Weekly Operating Hours refers to the schedule most often followed.

☒ Yes ☐ No

★ 3) **Number of Workers on Main Shift:** (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) **Number of Computers:** (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) **Percent That Can Be Heated:** (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) **Percent That Can Be Cooled:** (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

Restaurant: (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

## ★ 1) Gross Floor Area: 59,854

Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

Notes:

Office: (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

## ★ 1) Gross Floor Area: 7,450

Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

## ★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the property is occupied only by maintenance, security, or other support personnel. The Weekly Operating Hours is not the same as the hours during which the HVAC equipment is run, but rather should be based on the hours during which your property is actually occupied by the majority of the tenants. It is possible that these hours may correspond to hours specified within a lease, during which the owner is required to provide the leasee with conditioned space. However, this number should never include additional HVAC startup or shutdown time. For properties with a schedule that varies during the year, Weekly Operating Hours refers to the schedule most often followed.

☒ Yes ☐ No

## ★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

## ★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

## ★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

## ★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

Office: Office (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

## ★ 1) Gross Floor Area: 251,840

Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house

☒ Yes ☐ No

pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the property is occupied only by maintenance, security, or other support personnel. The Weekly Operating Hours is not the same as the hours during which the HVAC equipment is run, but rather should be based on the hours during which your property is actually occupied by the majority of the tenants. It is possible that these hours may correspond to hours specified within a lease, during which the owner is required to provide the leasee with conditioned space. However, this number should never include additional HVAC startup or shutdown time. For properties with a schedule that varies during the year, Weekly Operating Hours refers to the schedule most often followed.

☒ Yes ☐ No

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

Office: (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) **Gross Floor Area: 24,582**

Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No
★ 2) **Weekly Operating Hours:** (b) (4)

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☒ Yes ☐ No
★ 3) **Number of Workers on Main Shift:** (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No
★ 4) **Number of Computers:** (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No
★ 5) **Percent That Can Be Heated:** (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No
★ 6) **Percent That Can Be Cooled:** (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

**Notes:****Office: Supporting Area**

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ **1) Gross Floor Area: 63,102**

Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

★ **2) Weekly Operating Hours: (b) (4)**

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the property is occupied only by maintenance, security, or other support personnel. The Weekly Operating Hours is not the same as the hours during which the HVAC equipment is run, but rather should be based on the hours during which your property is actually occupied by the majority of the tenants. It is possible that these hours may correspond to hours specified within a lease, during which the owner is required to provide the leasee with conditioned space. However, this number should never include additional HVAC startup or shutdown time. For properties with a schedule that varies during the year, Weekly Operating Hours refers to the schedule most often followed.

☒ Yes ☐ No

★ **3) Number of Workers on Main Shift: (b) (4)**

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ **4) Number of Computers: (b) (4)**

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

## ★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

## ★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment?  
This includes all types of cooling from central air to individual window units.☒ Yes ☐ No

## Notes:

This space and square footage were added to match the re-measure.

## 3. Review of Energy Consumption

## Data Overview

## Site Energy Use Summary

District Steam (kBtu)	(b) (4)
Electric - Grid (kBtu)	(b) (4)
Natural Gas (kBtu)	(b) (4)
Total Energy (kBtu)	74,936,532.6

## Energy Intensity

Site (kBtu/ft <sup>2</sup> )	78.2
Source (kBtu/ft <sup>2</sup> )	196

## National Median Comparison

National Median Site EUI (kBtu/ft <sup>2</sup> )	106.9
National Median Source EUI (kBtu/ft <sup>2</sup> )	268
% Diff from National Median Source EUI	-26.9%

## Emissions (based on site energy use)

Greenhouse Gas Emissions (Metric Tons CO <sub>2</sub> e)	6,498.9
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**Power Generation Plant or Distribution Utility:**  
NSTAR Co [Northeast Utilities]

Note: All values are annualized to a 12-month period. Source Energy includes energy used in generation and transmission to enable an equitable assessment.

## Summary of All Associated Meters

The following meters are associated with the property, meaning that they are added together to get the total energy use for the property. Please see additional tables in this checklist for the exact meter consumption values.

Meter Name	Fuel Type	Start Date	End Date	Associated With
Site_60 State Street_Electric Power	Electric	01/01/2015	In Use	60 State Street
Steam	District Steam	08/01/2009	In Use	60 State Street
(b) (4)	Natural Gas	08/01/2012	In Use	60 State Street
(b) (4)	Natural Gas	11/01/2012	In Use	60 State Street

Total Energy Use

☒ Yes ☐ No

Do the meters shown above account for the total energy use of this property during the reporting period of this application?

### Additional Fuels

☒ Yes ☐ No

Do the meters above include all fuel *types* at the property? That is, no additional fuels such as district steam, generator fuel oil have been excluded.

### On-Site Solar and Wind Energy

☒ Yes ☐ No

Are all on-site solar and wind installations reported in this list (if present)? All on-site systems must be reported.

Notes:

### Summary of Additional Meters

None of the following meters are associated with the property meaning that they are not added together to account for the total energy use of the property.

Meter Name	Fuel Type	Start Date	End Date	Associated With
(b) (4)	Natural Gas	04/01/2013	In Use	None
(b) (4)	Natural Gas	08/01/2012	In Use	None

### Sub (or Ancillary) Meter Energy Use

☒ Yes ☐ No

Are the meters in this list all sub-meters or other ancillary meters that do not need to be added to the total energy for the reporting period of this application?

Notes:

These gas meters are omitted because the ground floor restaurants that they are associated with have been excluded from GSF. They are still in use so information can be retained for internal tracking.

### Electric Meter: Site\_60 State Street\_Electric Power (kWh (thousand Watt-hours))

**Associated With:** 60 State Street

Start Date	End Date	Usage	Green Power?
02/01/2015	02/28/2015	(b) (4)	No
03/01/2015	03/31/2015	(b) (4)	No
04/01/2015	04/30/2015	(b) (4)	No
05/01/2015	05/31/2015	(b) (4)	No
06/01/2015	06/30/2015	(b) (4)	No
07/01/2015	07/31/2015	(b) (4)	No
08/01/2015	08/31/2015	(b) (4)	No
09/01/2015	09/30/2015	(b) (4)	No
10/01/2015	10/31/2015	(b) (4)	No
11/01/2015	11/30/2015	(b) (4)	No
12/01/2015	12/31/2015	(b) (4)	No
01/01/2016	01/31/2016	(b) (4)	No

**Total Consumption (kWh (thousand Watt-hours)):**

**Total Consumption (kBtu (thousand Btu)):**

(b) (4)

**Total Energy Consumption for this Meter**

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

**Notes:**

*Entries match utility bills.*

**District Steam Meter: Steam (MLbs. (million pounds))****Associated With:** 60 State Street

Start Date	End Date	Usage
01/31/2015	02/28/2015	(b) (4)
02/28/2015	03/31/2015	(b) (4)
03/31/2015	04/30/2015	(b) (4)
04/30/2015	05/31/2015	(b) (4)
05/31/2015	06/30/2015	(b) (4)
06/30/2015	07/31/2015	(b) (4)
07/31/2015	08/31/2015	(b) (4)

Start Date	End Date	Usage
08/31/2015	09/30/2015	(b) (4)
09/30/2015	10/31/2015	
10/31/2015	11/30/2015	
11/30/2015	12/31/2015	
12/31/2015	01/31/2016	

**Total Consumption (MLbs. (million pounds)):**

**Total Consumption (kBtu (thousand Btu)):**

**Total Energy Consumption for this Meter**

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

**Notes:**

*Entries match utility bills.*

**Natural Gas Meter:** (b) (4) (therms)

**Associated With:** 60 State Street

Start Date	End Date	Usage
01/01/2015	02/28/2015	(b) (4)
02/28/2015	03/31/2015	
03/31/2015	04/30/2015	
04/30/2015	05/31/2015	
05/31/2015	06/30/2015	
06/30/2015	07/31/2015	
07/31/2015	08/31/2015	
08/31/2015	09/30/2015	
09/30/2015	10/31/2015	
10/31/2015	11/30/2015	
11/30/2015	12/30/2015	
12/30/2015	01/31/2016	

*Note:*

**Total Consumption (therms):**

**Total Consumption (kBtu (thousand Btu)):**

**Total Energy Consumption for this Meter**☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes: This meter is often estimated and then trued-up with the difference on the noted bill.  
Entries match utility bills.

Natural Gas Meter: (b) (4) (therms)

Associated With: 60 State Street

Start Date	End Date	Usage
01/31/2015	02/28/2015	(b) (4)
02/28/2015	03/31/2015	
03/31/2015	04/30/2015	
04/30/2015	05/31/2015	
05/31/2015	06/30/2015	
06/30/2015	07/31/2015	
07/31/2015	08/31/2015	
08/31/2015	09/30/2015	
09/30/2015	10/31/2015	
10/31/2015	11/30/2015	
11/30/2015	12/31/2015	
12/31/2015	01/31/2016	
01/31/2016	02/29/2016	

Note

Total Consumption (therms):

Total Consumption (kBtu (thousand Btu)):

**Total Energy Consumption for this Meter**☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

**Notes:**

This meter is often estimated and then trued-up with the difference on the noted bill.  
 Entries match utility bills.

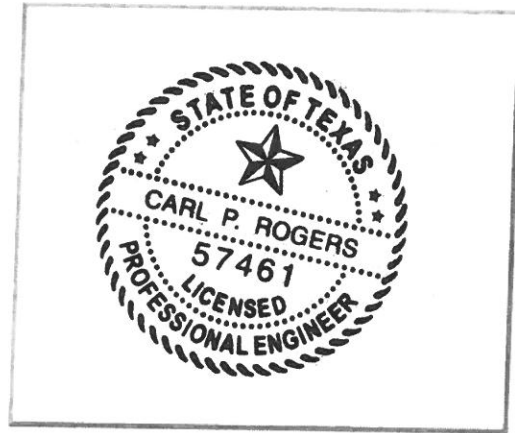
**4. Signature & Stamp of Verifying Licensed Professional**

Tim Ward (Name) visited this site on 8/19/15 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature: Carl P. Rogers Date: 5/4/16

Licensed Professional  
 License: 57461 in TX

Carl Rogers  
 12820 Hillicrest Rd, Suite 115  
 Dallas, TX 75230  
 214-538-0560  
 crogers@aol.com



Professional Engineer Stamp

**NOTE:** When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

**5. Signatory Agreement**

I hereby nominate the above described property for award of the ENERGY STAR. I have provided a copy of the Licensed Professionals Guide to the ENERGY STAR for Commercial Buildings to our Licensed Professional (LP) for reference. As documented by the above checklist, this property meets the conditions necessary to qualify as ENERGY STAR. I am submitting this application within four months of the Year Ending Date (January 31, 2016) used to generate the application. I will assist EPA, if requested, in verifying any data included in this application. Furthermore, I agree to associate the ENERGY STAR logo only with this property and to adhere to the ENERGY STAR Identity Guidelines

Signature (must be a direct employee of the building owner/manager) Richie LeBlanc Date: 5/4/16

Signatory Name: Richie LeBlanc

Property Owner: MA-60 State Associates, LLC

The government estimates the average time needed to fill out this form is 6 hours (includes the time for entering energy data, Licensed Professional facility inspection, and notarizing the SEP) and welcomes suggestions for reducing this level of effort. Send comments (referencing OMB control number) to the Director, Collection Strategies Division, U.S., EPA (2822T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460